



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: March 24, 2005

PUBLIC NOTICE OF A

DRAFT MITIGATED NEGATIVE DECLARATION

JO: 42-2983

The City of San Diego Land Development Review Division has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by April 13, 2005 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Marilyn Mirrasoul, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101 or e-mail your comments to mmirrasoul@saniego.gov with the Project Number in the subject line.**

General Project Information:

- Project No. 40960, SCH No. N/A
- Community Plan Area: **City Heights community of the Mid-City Communities**
- Council District: **3**

Subject: CITY HEIGHTS SQUARE: Approval of two Disposition and Development Agreements (DDAs) for the City Heights Square Office, Retail, and City Heights Square Senior Housing Project. Prior to project implementation a Planned Development Permit, Site Development Permit, Conditional Use Permit, Neighborhood Use Permit, and Easement Abandonment would be required to allow for the demolition of five single-family residences and a 2,393-square-foot drive through restaurant followed by the construction of a 204,967-square-foot mixed-use development consisting of 151 senior residential units, a medical clinic, retail and office space in three buildings and a 5,432-square-foot recreational area on a 2.857-acre site. The project site is located at 4300 University Avenue in the City Heights Community (Lots 1 through 8, inclusive, and 25 through 28, inclusive in Block 46 of City Heights, per Map thereof No. 1007, Lot 1 of Fairmount Commercial Tract, per Map No. 6740, Parcel 1 of Parcel Map No. 15205, together with the easterly 10 feet of the vacated unnamed alley adjacent to said lots 25 through 28). The site is not included on any Government Code Listing of hazardous waste sites.

Applicant: San Diego Revitalization Corporation

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study and project revisions/conditions which now mitigate potentially significant environmental impacts in the following area(s): Health and Safety, Paleontology, Transportation/Circulation/Parking, and Waste Management.

Availability in Alternative Format: To request this Notice, the Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Marilyn Mirrasoul at (619) 446-5380. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information

regarding public meetings/hearings on this project, contact Project Manager Michelle Sokolowski at (619) 446-5278. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on March 24, 2005.

Chris Zirkle, Assistant Deputy Director
Development Services Department



Land Development
Review Division
(619) 446-5460

Mitigated Negative Declaration

Project No. 40960
SCH No. N/A

SUBJECT: CITY HEIGHTS SQUARE: Approval of two Disposition and Development Agreements (DDAs) for the City Heights Square Office, Retail, and City Heights Square Senior Housing Project. Prior to project implementation a Planned Development Permit, Site Development Permit, Conditional Use Permit, Neighborhood Use Permit, Variance, and Easement Abandonment would be required to allow for the demolition of five single-family residences and a 2,393-square-foot drive-through restaurant followed by the construction of a 204,967-square foot mixed-use development consisting of 151 senior residential units, a medical clinic, retail and office space in three buildings and a 5,432-square-foot recreational area on a 2.857-acre site. The project site is located at 4300 University Avenue in the City Heights Community (Lots 1 through 8, inclusive, and 25 through 28, inclusive in Block 46 of City Heights, per Map thereof No. 1007, Lot 1 of Fairmount Commercial Tract, per Map No. 6740, Parcel 1 of Parcel Map No. 15205, together with the easterly 10 feet of the vacated unnamed alley adjacent to said lots 25 through 28). (JO No. 42-2983)

Applicant: San Diego Revitalization Corporation

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas: Health and Safety, Paleontology, Transportation/Circulation/Parking, and Waste Management. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration (MND). The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

- IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

- V. MITIGATION, MONITORING AND REPORTING PROGRAM:

General measures which must be completed prior to any authorization to proceed:

- 1 The Assistant Deputy Director (ADD) of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the grading and/or

construction plans as a note under the heading Environmental Requirements: “City Heights Square is subject to a Mitigation, Monitoring and Reporting Program (MMRP) and shall conform to the mitigation conditions as contained in the MND (Project No. 40960).”

2. The owner/permittee shall make arrangements to schedule a pre-construction meeting to ensure implementation of the MMRP. The meeting shall include the Resident Engineer, Paleontologist, and the City’s Mitigation Monitoring Coordination (MMC) Section.

Paleontological Resources

Prior to Preconstruction Meeting

1. Land Development Review (LDR) Plan Check

Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assistant Deputy Director (ADD) of Land Development Review (LDR) shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

2. Letters of Qualification have been Submitted to the ADD

Prior to the recordation of the first final map, NTP, or any permits, including but not limited to, issuance of the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the applicant shall provide a letter of verification to the ADD of LDR stating that a qualified Paleontologist, as defined in the City of San Diego Paleontological Guidelines, has been retained to implement the monitoring program.

3. Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC)

- a. At least thirty days prior to the Preconstruction (Precon) Meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Paleontological Monitoring of the project.
- b. MMC will provide Plan Check with a copy of both the first and second letter.

4. Records Search Prior to Precon Meeting

At least thirty days prior to the Precon Meeting, the qualified Paleontologist shall verify that a records search has been completed, and updated as necessary, and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to, a copy of a confirmation letter from the San Diego

Natural History Museum, other institution, or, if the record search was in-house, a letter of verification from the PI stating that the search was completed.

Preconstruction Meeting

1. Monitor Shall Attend Precon Meetings

- a. Prior to beginning of any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Paleontologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building inspector (BI), and MMC. The qualified Paleontologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring Program with the Construction Manager and/or

Grading Contractor.

- b. If the Monitor is not able to attend the Precon Meeting, the RE, or BI as appropriate, will schedule a focused Precon Meeting for MMC, Monitors, Construction Manager and appropriate Contractors representatives to meet and review the job on-site prior to start of any work that requires monitoring.

2. Identify Areas to be Monitored

At the Precon Meeting, the Paleontologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored.

3. When Monitoring Will Occur

Prior to the start of work, the Paleontologist also shall submit a construction schedule to MMC through the RE, or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

During Construction

1. Monitor Shall be Present During Grading/Excavation

The qualified Paleontologist shall be present full-time during the initial cutting of previously undisturbed formations with high and moderate resource sensitivity, and shall document activity via the Consultant Site Visit Record (form). This record shall be faxed to the RE, or BI as appropriate, and MMC each month.

2. Discoveries

- a. MINOR PALEONTOLOGICAL DISCOVERY

In the event of a minor Paleontological discovery (small pieces of broken common shell fragments or other scattered common fossils) the Paleontologist shall notify the RE, or BI as appropriate, that a minor discovery has been made. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist will continue to monitor the area and immediately notify the RE, or BI as appropriate, if a potential significant discovery emerges.

b. SIGNIFICANT PALEONTOLOGICAL DISCOVERY

In the event of a significant Paleontological discovery, and when requested by the Paleontologist, the city RE, or BI as appropriate, shall be notified and shall divert,

direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist with Principal Investigator (PI) level evaluation responsibilities shall also immediately notify MMC staff of such finding at the time of discovery. MMC staff will coordinate with appropriate LDR staff.

3. *Night Work*

a. If night work is included in the contract

(1) When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.

(2) The following procedures shall be followed:

(a) NO DISCOVERIES

In the event that nothing was found during the night work, The PI will record the information on the Site Visit Record Form.

(b) MINOR DISCOVERIES

(1) All Minor Discoveries will be processed and documented using the existing procedures under **During Construction** (see Section 2. *Discoveries*, Subsection a.), with the exception that the RE will contact MMC by 9 A.M. the following morning.

(c) POTENTIALLY SIGNIFICANT DISCOVERIES

(1) If the PI determines that a potentially significant discovery has been made, the procedures under **During Construction** (see

Section 2. *Discoveries*, Subsection b.), will be followed, with the exception that the RE will contact MMC by 9 A.M. the following morning to report and discuss the findings.

- b. If night work becomes necessary during the course of construction
 - (1) The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - (2) The RE, or BI, as appropriate, will notify MMC immediately.
- c. All other procedures described above will apply, as appropriate.

4. *Notification of Completion*

The Paleontologist shall notify MMC and the RE, or BI as appropriate, of the end date of monitoring.

Post Construction

1. The Paleontologist shall be responsible for preparation of fossils to a point of curation as defined by the City of San Diego Paleontological Guidelines.

- a. SUBMIT LETTER OF ACCEPTANCE FROM LOCAL QUALIFIED CURATION FACILITY.

The Paleontologist shall be responsible for submittal of a letter of acceptance to the ADD of LDR from a local qualified curation facility. A copy of this letter shall be forwarded to MMC.

- b. IF FOSSIL COLLECTION IS NOT ACCEPTED, CONTACT LDR FOR ALTERNATIVES

If the fossil collection is not accepted by a local qualified curation facility for reasons other than inadequate preparation of specimens, the project Paleontologist shall contact LDR, to suggest an alternative disposition of the collection. MMC shall be notified in writing of the situation and resolution.

- c. RECORDING SITES WITH SAN DIEGO NATURAL HISTORY MUSEUM

The Paleontologist shall be responsible for the recordation of any discovered fossil sites at the San Diego Natural History Museum

- d. FINAL RESULTS REPORT

1. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative), which describes the results, analysis, and conclusions of the above Paleontological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ADD of LDR.

2. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.

Health and Safety

17. After project approval and prior to the issuance of the building permit, the owner/permittee shall provide a letter to the ADD of LDR verifying that the County of San Diego Department of Environmental Health concurs that human health, water resources, and the environment are adequately protected from any contamination that may have been present on the site.

Transportation/Circulation/Parking

18. After project approval and prior to the issuance of any building permit the ADD of the LDR shall ensure that the following measures have been satisfied:
- A. The applicant shall provide a fairshare contribution towards the construction of an additional northbound right-turn lane, eastbound right-turn lane, eastbound left-turn lane and westbound left-turn lane at University Avenue/Euclid intersection to the satisfaction of the City Engineer.
 - B. The applicant shall provide an exclusive northbound left-turn lane on Fairmount Avenue at Driveway D-4 to the satisfaction of the City Engineer.
 - C. The applicant shall provide a shared parking agreement between buildings one and three.

Waste Management

19. After project approval and prior to the issuance of the building permit, the owner/permittee shall provide a letter to the ADD of LDR verifying that the Environmental Services Department of the City of San Diego has approved their Waste Mitigation Plan.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

City of San Diego:

Council District 3, Councilmember Toni Atkins
Development Services Department (78, 78A)
City Heights/Weingart Library (81)
Library (81)
Historical Resources Board (87)
Park Development (93)
Environmental Services (93A)
Planning Department

Mid-City Community Service Center (295)
Community and Economic Development (MS 904)


Others:

San Diego County Department of Environmental Health (MS D-561)
SANDAG (108)
San Diego Transit Corporation (112)
San Diego Gas and Electric Co. (114)
Environmental Health Coalition (169)
South Coastal Information Center (210)
San Diego Historical Society (211)
San Diego Natural History Museum (213)
Save Our Heritage Organisation (214)
City Heights Improvement Association (285)
City Heights Area Planning Committee (287)
Mid City Development Corporation (289)
Mel Shapiro (300)
Fairmount Park Neighborhood Association (303)
John Stump
San Diego Revitalization Corporation
BRG Consulting, Inc.

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.


Eileen Lower, Senior Planner
Development Services Department

March 24, 2005
Date of Draft Report

Date of Final Report

Analyst: Mirrasoul

City of San Diego
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-6460

INITIAL STUDY
Project No. 40960

SUBJECT: CITY HEIGHTS SQUARE: Approval of two Disposition and Development Agreements (DDAs) for the City Heights Square Office, Retail, and City Heights Square Senior Housing Project. Prior to project implementation a Planned Development Permit, Site Development Permit, Conditional Use Permit, Neighborhood Use Permit, Variance, and Easement Abandonment would be required to allow for the demolition of five single-family residences and a 2,393-square foot drive through restaurant followed by the construction of a 204,967-square-foot mixed-use development consisting of 151 senior residential units, a medical clinic, retail and office space in three buildings and a 5,432-square-foot recreational area on a 2.857-acre site. The project site is located at 4300 University Avenue in the City Heights Community (Lots 1 through 8, inclusive, and 25 through 28, inclusive in Block 46 of City Heights, per Map thereof No. 1007, Lot 1 of Fairmount Commercial Tract, per Map No. 6740, Parcel 1 of Parcel Map No. 15205, together with the easterly 10 feet of the vacated unnamed alley adjacent to said lots 25 through 28). JO No. 42-2983

Applicant: San Diego Revitalization Corporation

I. PURPOSE AND MAIN FEATURES:

The proposed DDAs to be considered by the City Council/Redevelopment Agency of the City of San Diego are necessary for the City Heights Square Office, Retail and City Heights Senior Housing Project. Prior to project implementation City Council approval of a Planned Development Permit, Site Development Permit, Conditional Use Permit, Neighborhood Use Permit, Variance, and Easement Abandonment (Process 5) would be required to allow for the demolition of five single family residences located at 4091, 4087, and 4077 and 4073 43rd Street, 4321 Polk Avenue, and a 2,393-square-foot drive-through restaurant located at the corner of University and Fairmount Avenues (4332 University Avenue) followed by the construction of a 204,967-square-foot three-building development with a 5,432-square-foot recreational area along 43rd Street (See Figures 1 & 2).

Building 1: The project proposes an 89,788-square-foot, four-story retail-office building with an 87-foot-high tower and underground parking fronting on University Avenue. Approximately 23,000 square feet of the building would be ground-floor retail and lobby space with office use in the remaining three upper levels (See Figure 3A).

Building 2: A 31,926-square-foot, three-level mixed-use office and retail building with underground parking fronting on Fairmount Avenue is proposed for the La Maestra outpatient medical clinic. This building would incorporate office space for education, social service counseling, employment services and administrative headquarters, and other retail uses (See Figure 3B).

Building 3: An 83,253-square-foot, five-story 151-unit senior housing complex with underground parking for very-low income seniors is proposed for construction at the corner of Polk Avenue and 43rd Street. This residential building would contain a mix of studio and one bedroom units with a variety of support services for the senior occupants (See Figure 3C).

Recreational Area: A 5,432-square-foot recreational area is proposed for construction within the project site (See Figure 2). At this time it is anticipated that security lighting, a drinking fountain, game tables and benches, a lawn area bordered by a pedestrian walkway, drought tolerant shrubs and groundcover would be provided.

The exterior building treatments for the retail/office buildings would consist of painted smooth stucco with simulated stone veneer, metal siding, ceramic and porcelain tile, painted concrete trellis columns, canvas and metal awnings, roll-up glass/metal doors, aluminum windows, metal grills, and metal paneling/deck parapets. The residential building would have a plaster finish with brick and slate veneer, aluminum windows, and steel trellis.

A Planned Development Permit is required for deviations which would allow: an increased side yard setback at the east (alley) side of Build No. 3; an increased street side yard setback at the west (43rd Street) side of Building No. 1; a reduction in the transparency requirement for Building No. 3 (senior residential building); a reduction in the amount of required open space for Building No. 3 (senior residential building); and a reduction in the number of required off-street loading spaces from two to one space. A variance is also requested to allow the project to exceed the FAR allowed for the site.

Project construction would require 79,500 cubic yards of cut at a maximum depth of 25 feet with the export of the entire amount with no fill required. The project would employ a number of measures designed to minimize the effects of construction on the City Heights community. The project applicant would where possible: utilize the quietest equipment (electric instead of diesel powered equipment, hydraulic instead of pneumatic equipment); route construction trucks to avoid residential neighborhoods and streets with ADTs less than 5,000; limit construction activities to daytime hours; notify users of the surrounding area at least 72 hours in advance of construction; minimize short-term effects on motorists, pedestrians and bicyclists by using standard safety precautions generally employed during project construction (rerouting of traffic, use of flagmen, public notice of route closures and detours); provide notification to residents and businesses that would be affected of the location and duration of construction activities; and provide recommendations for alternate routes of travel to minimize traffic volumes on affected street segments.

The proposed project landscaping would include 24-inch-box trees such as Southern Magnolia, Chinese Evergreen Elm, Fern, Gold Medallion and New Zealand Christmas Trees. Gateway vertical accent trees would include 16-inch brown-trunk-height Mexican Fan Palms and some of the existing Date and King Palms. In addition, small canopy trees in concrete planters would be provided and would include 24-inch-box Bronze Loquat, Indian Laurel Fig and Laurel Cherry trees. The proposed shrubs, vines, and groundcovers would include Lily of the Nile, Natal Plum, Dwarf Escallonia, Daylilies, Purple Lantana, Dwarf New Zealand Flax, India Hawthorn, Lantana varieties, Hall's Honeysuckle, Myoporum, Ivy Geranium, Star Jasmine, Royal Trumpet Vine, and Cup of Gold Vine.

Access to the site would be taken off of Polk Avenue, Fairmount Avenue and 43rd Street. The project would provide 452 parking spaces within the three underground parking garages and the surface parking lots (402 parking spaces are required). The applicant would be required to utilize Best Management Practices during construction, including slope protection, the installation of jute matting, and silt control. Drainage from the site would be directed into the existing storm drain system.

II. ENVIRONMENTAL SETTING:

The relatively flat, developed project site is bounded by Fairmount Avenue on the east, University Avenue on the south, 43rd Street on the west, and Polk Avenue on the north. The project site does not include the portion of the block which encompasses the Whitecross Pharmacy and other commercial uses extending north to Polk Avenue (See Figures 1 & 2).

The project site is located within the City Heights Redevelopment Project Area, the Central Urbanized Planned District, and the City Heights community of the Mid-City Communities planning area. The Mid-City Communities Plan designates the project site and the surrounding areas for residential, commercial, and mixed-use development. According to the Central Urbanized Planned District Ordinance, the project site and the majority of the surrounding parcels are zoned CU-2-3. A few parcels on the northwest corner of the project site are zoned CT-2-3. Some parcels on the north, northwest, and west of the site are zoned RM-1-3.

The site is not located within or adjacent to the City of San Diego's Multi-Habitat Planning Area (MHPA).

The project would receive police service from the Mid-City Command where the 2003 average emergency response time was less than 5 minutes. The site would be served by Fire Station Nos. 17 (Orange and Chamoune) and 14 (32nd Street and Lincoln) with an average fire service response time of less than six minutes.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The attached Initial Study Checklist summarizes the environmental issues that were considered during the review of the project. Of these, the following issues were determined to be potentially significant but mitigable. All referenced reports are available for public review at the offices of the Land Development Review Division at the above address.

Health and Safety

A "Letter Report of the Phase I Environmental Site Assessment for the Property Located at 4302 and 4332 University Avenue, San Diego, California" (December 19, 2000) was prepared by Environmental Business Solutions for this project in order to evaluate the site's environmental conditions. The analysis was conducted of the commercial portions of the site currently occupied by the Albertson's grocery store and a Jack-in-the Box restaurant. According to the report, with the exception of small retail quantities of hazardous materials and Freon based refrigerant used at the Albertson's, no obvious indications of the current use or generation of hazardous materials/waste or petroleum products were observed. However, due to the historic gasoline service station at the site and the dry cleaning operation in the vicinity there is a potential that the site may be contaminated with hazardous materials/wastes or petroleum products. Therefore, the report recommended that soil samples be collected and analyzed for total petroleum hydrocarbons (TPH) and benzene, toluene, ethylbenzene, and xylenes (BTEX) around the perimeter of the current buildings. The report also recommended that a geophysical survey be conducted to identify the possible presence of underground storage tanks. The applicant would be required to provide a letter from the San Diego County Department of Environmental Health (DEH) which

concurs that adequate protection of human health, water resources and the environment are adequately protected from any contamination that may be present on the site, thus precluding significant health and safety impacts. The applicant was advised by EAS to contact DEH and participate in the Voluntary Assistance Program (VAP) of DEH which provides staff consultation, project oversight, and technical or environmental report evaluation and concurrence letters on projects pertaining to properties contaminated with hazardous substances. Verification of the concurrence letter has been incorporated into the mitigation measures required for this project.

Paleontology

According to the Geology of the San Diego Metropolitan Area, California, 1975, published by the California Division of Mines and Geology, the project area is underlain by the Linda Vista Formation which is of a medium sensitivity rating for paleontological resources; and this formation has yielded important remains of nearshore marine invertebrates. The project would require trenching at a maximum depth of 25 feet with approximately 79,500 cubic yards of cut potentially impacting paleontological resources. Disturbance or loss of fossils without adequate documentation and research would be considered a significant environmental impact. Therefore, a Mitigation, Monitoring, and Reporting Program as detailed in Section V of the MND would be implemented. The program requires that a qualified Paleontologist or Paleontological Monitor be present during excavations that could impact previously undisturbed formations. If significant paleontological resources are discovered, a recovery and documentation program would be implemented. With implementation of the Mitigation, Monitoring and Reporting Program, impacts to paleontological resources would be reduced to below a level of significance.

Transportation/Circulation/Parking

According to the "Traffic Impact Analysis, City Heights Square" (March 21, 2005) prepared by Linscott, Law and Greenspan Engineers, the proposed project is estimated to generate approximately 3,512 net driveway average daily trips (ADT) and 2,863 net cumulative ADT over the existing conditions. According to the City of San Diego's Significance Thresholds, if any intersection or roadway segment affected by a project would operate at a level of service (LOS) of E or F under either direct or cumulative conditions, the impact would be significant if the project exceeds the City's criteria. According to the traffic study, University Avenue between I-15 and Euclid Avenue would experience unacceptable LOS using the City of San Diego roadway capacity standards for average daily traffic. However, arterial analysis was conducted along University Avenue that resulted in an acceptable LOS. In addition, all the intersections along this segment of University Avenue are expected to operate at an acceptable LOS. Therefore, the project is not expected to have significant impacts on this roadway segment. The Mid-City Communities Plan does not recommend widening of University Avenue within this segment.

A cumulative impact is anticipated in the Year 2030 at the University Avenue and Euclid Avenue intersection since a level of service of F is anticipated in the PM peak hour. Therefore, the project applicant would be required to provide a fairshare contribution to the construction of an additional northbound right-turn lane, eastbound right-turn lane, eastbound left-turn lane and westbound left-turn lane at the University Avenue/Euclid Avenue intersection. In addition the project applicant would be required to construct an exclusive northbound left-turn lane on Fairmount Street in front of the project (Driveway D-4). These measures are designed to alleviate the long-term impact and would improve the LOS from F to D. These mitigation measures have been incorporated into the project and the project's contribution to the long term impact would be rendered less than cumulatively considerable.

Parking

According to the City of San Diego's Significance Criteria, a significant impact may result if a project were deficient in more than ten percent of the required parking where a parking deficiency would substantially impact an adjacent residential area. Based on the Municipal Code, the parking spaces required for this project are 404; and the applicant proposes 452 spaces. However, while the applicant proposes an excess of 79 spaces for Building 1, a deficiency of 31 spaces is proposed for Building 3. To ensure that adequate parking is provided for each component of this project a shared parking agreement is required between buildings 1 and 3. This parking mitigation measure has been incorporated into the project thus reducing any potentially significant parking impact to below a level of significance.

Waste Management

According to Assembly Bill 939, the City of San Diego is required to divert at least 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting by 2000. According to the City of San Diego's Significance Thresholds, projects that propose an increase in density, and would construct over 50 multi-family units are required to prepare a solid waste generation/disposal plan which addresses demolition, construction and the occupancy phases of the project. As mitigation for cumulative impacts to the landfill, a waste management plan must be prepared by the applicant and approved by the Environmental Services Department. Compliance with this mitigation condition would reduce the project's contribution to cumulative waste management impacts to less than considerable.

The following environmental issues were considered during the in depth review of the project and were determined not to be significant.

Hydrology/Water Quality

According to the "Preliminary Drainage Study for City Heights Square" (January 26, 2004) prepared by Stevens Cresto Engineering, Inc. the proposed project would slightly increase the runoff rate from the site to an existing 15-inch storm drain located at the 43rd Street and University Avenue. This existing 15-inch storm drain would be replaced with an 18-inch drain. No other storm drains in the vicinity of the site would require replacement as a result of the project.

According to the "Water Quality Technical Report for Storm Water Runoff from City Heights Square" (October 30, 2004) prepared by Stevens Cresto Engineering Inc. the project is located within the San Diego Bay watershed which is listed as an impaired waterbody by the San Diego Regional Water Quality Control Board. Post development pollutants of concern could be derived from automobile use, site maintenance, the normal application of landscaping products, and tenant/occupant waste. Therefore, the project would be required to incorporate best management practices (BMPs) to reduce pollution of storm water runoff as a result of the proposed development. The source control BMPs to be implemented by the project would include regular sweeping at the project site, storage of building and grounds materials indoors or within covered areas, enclosed trash containers, imprinting all catch basins and curb inlets with no dumping signage, tenant education and training of employees regarding the appropriate storm water runoff practices. In addition, sand/oil interceptors would be installed in the parking structures to capture and treat flows interior wash water, the catch basins and roof drains would be fitted with inserts to

remove metals and hydrocarbons, oil, and other petroleum products. In addition, permanent treatment BMP maintenance would be required.

The proposed project is subject to the City's Standard Permanent Storm Water Best Management Practices (BMPs) and would be required to comply with all requirements of the State Water Resources Control Board Order No. 99-08, Municipal Storm Water Permit Order No. 2001-01, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. Compliance with the above regulations through implementation of the aforementioned measures would preclude direct and cumulative impacts to water quality and no mitigation is required.

Historical Resources

The City of San Diego's criteria for determining a structure's historic significance, pursuant to CEQA, includes the age (45 years or older), location, context, association with an important event, and/or person, uniqueness, and structural integrity of the building. Based upon research conducted by staff in the Environmental Analysis Section (EAS) of the Development Services Department, it was determined that the residences had historic potential. A "Historic Documentation for 4073, 4077, 4087, and 4091 43rd Street; 4090 and 4094 Fairmount Avenue; and 4321 and 4329 Polk Avenue, City Heights" (July 14, 2004) was prepared for this project by the Office of Marie Burke Lia, Attorney at Law. According to the report, historical research indicated that the buildings were constructed at various times between 1919 and 1963. The building located at 4090 Fairmount Avenue is a one-story Modern Contemporary commercial building constructed in 1963. All of the other buildings are Craftsman style one or two story single family residences with one residence converted to commercial use. The report concluded that none of the properties were found eligible for local, state or national historical registers in terms of architectural or historical significance. This report was reviewed by the Historic Resource Board staff, who concurred with the consultant's historical evaluation, and stated that the properties are not significant examples of an architectural style and many have been significantly altered. In addition, the properties are not associated with historic persons or historic builders/designers/architects and are not part of a historic district. Based on the aforementioned information it was determined that the demolition of the structures would not have a significant impact on potentially historic resources, and no mitigation would be required.

V. RECOMMENDATION:

On the basis of this initial evaluation:

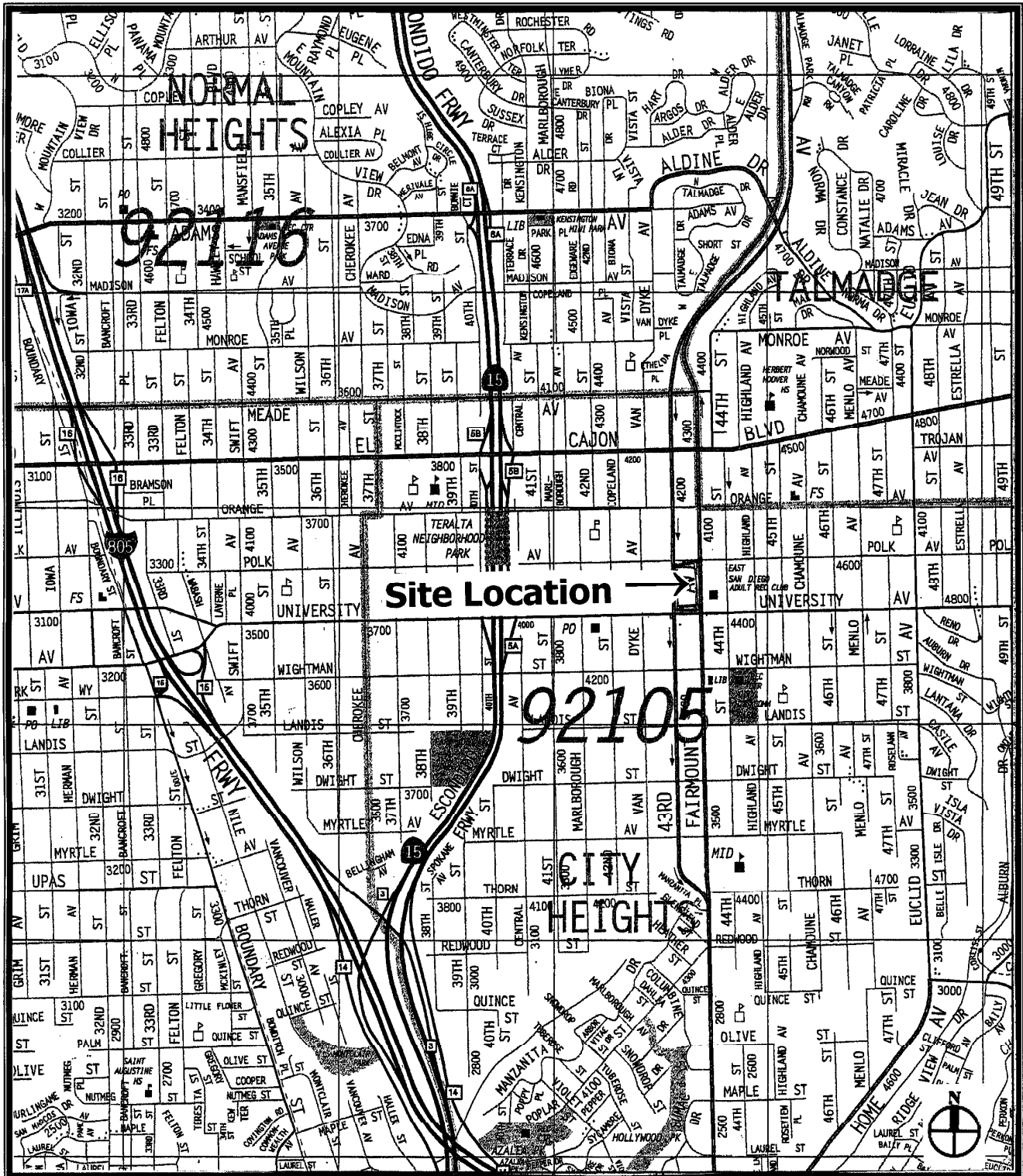
____ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

 X Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

____ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Mirrasoul

Attachments: Figure 1 - Location Map
 Figure 2 - Site Map
 Figures 3A, 3B, and 3C - Elevations
 Initial Study Checklist



Location Map – City Heights Square
 Environmental Analysis Section Project No. 40960
 CITY OF SAN DIEGO • DEVELOPMENT SERVICES

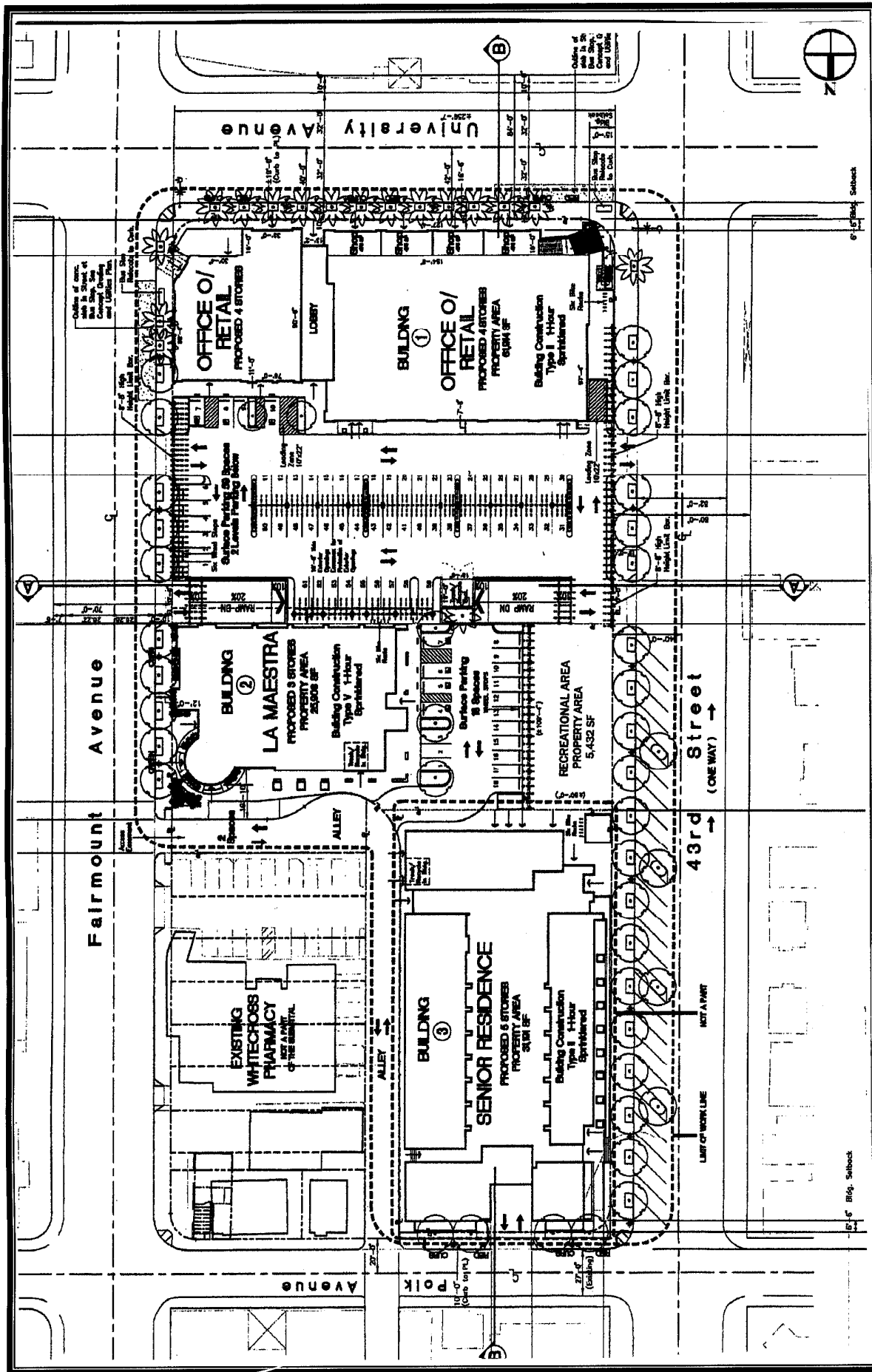
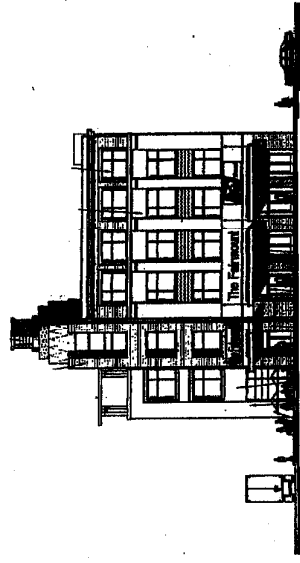


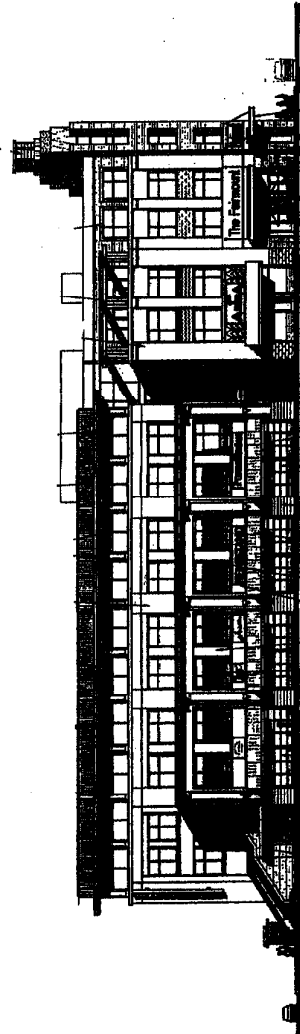
Figure
2

Site Plan – City Heights Square
 Environmental Analysis Section - Project No. 40960
 CITY OF SAN DIEGO • DEVELOPMENT SERVICES

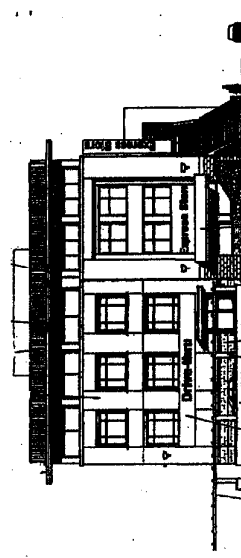




EAST ELEVATION - FAIRMOUNT AVE



SOUTH ELEVATION - UNIVERSITY AVE



WEST ELEVATION - 43 ST.

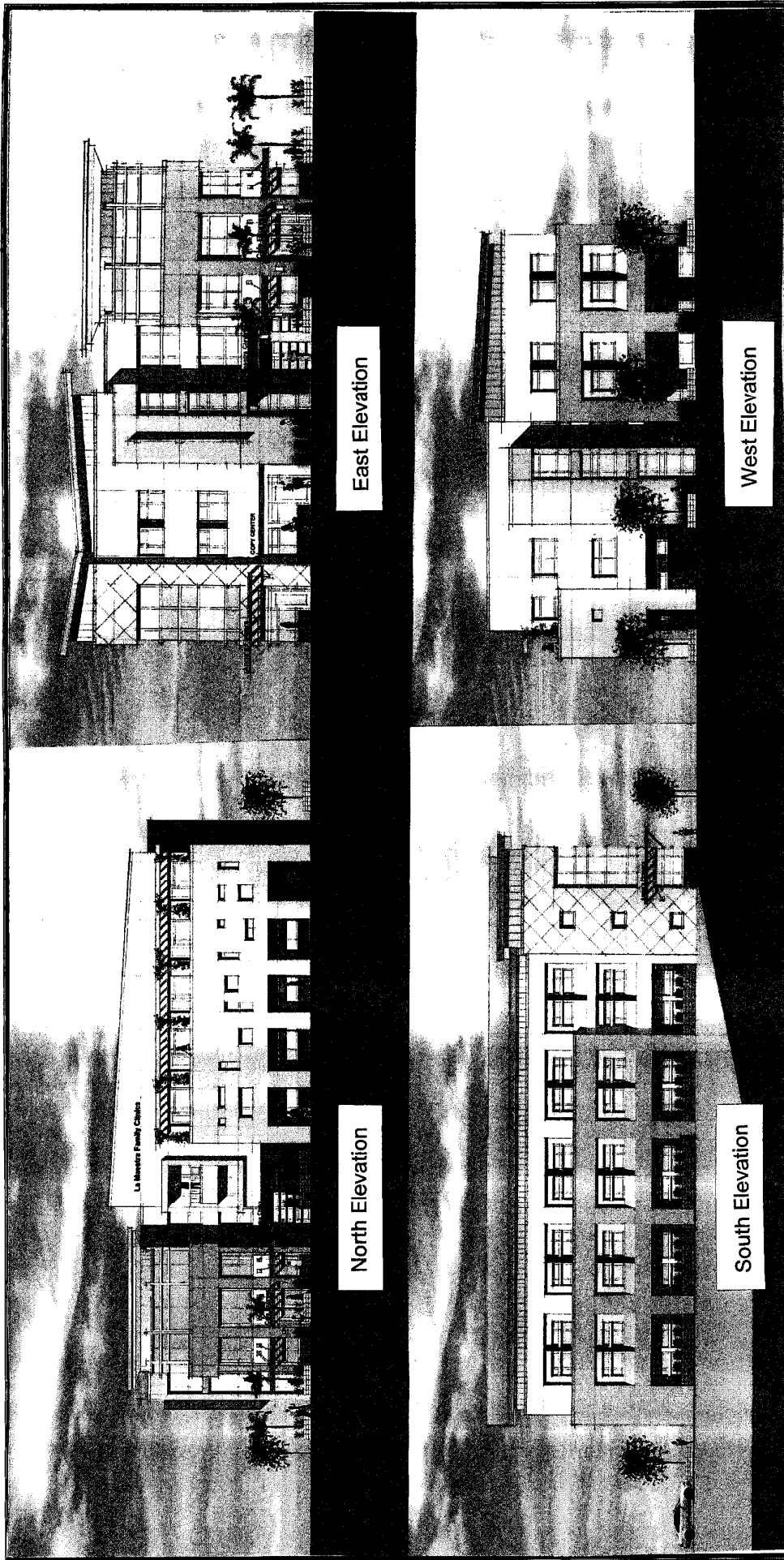


NORTH ELEVATION

Elevations - City Heights Square, Office Building #1
 Environmental Analysis Section - Project No. 40960
 CITY OF SAN DIEGO - DEVELOPMENT SERVICES DEPARTMENT

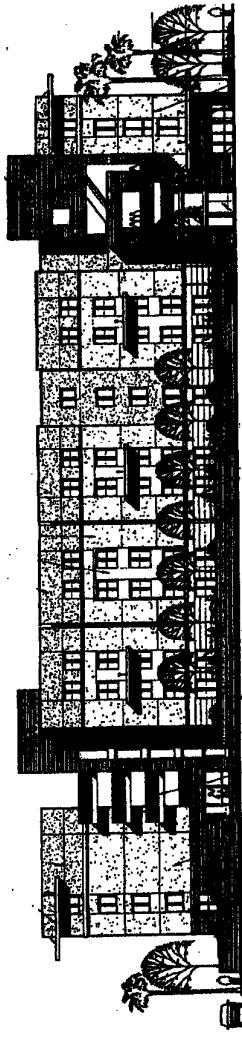
Figure
3A





Elevations -- City Heights Square, La Muestra Building #2
 Environmental Analysis Section Project No. 40960
 CITY OF SAN DIEGO · DEVELOPMENT SERVICES DEPARTMENT





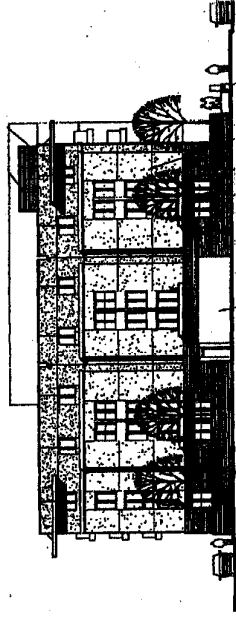
West Elevation - 43rd Street
SCALE: 1/8" = 1'-0"



South Elevation - Park
SCALE: 1/8" = 1'-0"



East Elevation - Alley
SCALE: 1/8" = 1'-0"



North Elevation - Polk Street
SCALE: 1/8" = 1'-0"



Elevations - City Heights Square, Senior Residence Building #3
Environmental Analysis Section - Project No. 40960
CITY OF SAN DIEGO - DEVELOPMENT SERVICES DEPARTMENT

Figure
3C

Initial Study Checklist

Date: January 6, 2005

Project No.: 40960

Name of Project: City Heights Square

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes Maybe No

I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- | | | | |
|---|---|---|----------|
| A. The obstruction of any vista or scenic view from a public viewing area?
<u>The propose project is not located within or adjacent to a public viewing area.</u> | — | — | <u>X</u> |
| B. The creation of a negative aesthetic site or project?
<u>The proposed project would incorporate a variety of architectural elements to provide visual relief.</u> | — | — | <u>X</u> |
| C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?
<u>The proposed project would be similar in bulk and scale with development to the south of University Avenue.</u> | — | — | <u>X</u> |
| D. Substantial alteration to the existing character of the area?
<u>See I-C.</u> | — | — | <u>X</u> |
| E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The project would not require the removal of any distinctive trees.</u>			
F. Substantial change in topography or ground surface relief features? <u>The project site is already relatively flat and would not be significantly altered.</u>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>See I-F.</u>	—	—	<u>X</u>
II. Substantial light or glare? <u>All exterior lighting would comply with the City's Land Development Code.</u>	—	—	<u>X</u>
I. Substantial shading of other properties? <u>The project would adhere to all applicable setbacks and height limits to prevent substantial shading.</u>	—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>The project site is not suitable for sand and/or gravel extraction and is located in an existing urbanized area.</u>	—	—	<u>X</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>The project site is not suitable for agricultural uses and is located in an existing urbanized area.</u>	—	—	<u>X</u>
III. AIR QUALITY – Would the proposal:			
A. Conflict with or obstruct implementation of the applicable air quality plan? <u>The proposed project would comply with construction standards which prevent conflict with or obstruction of any air quality plan.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <u>See III-A.</u>	—	—	<u>X</u>
C. Expose sensitive receptors to substantial pollutant concentrations? <u>See III-A.</u>	—	—	<u>X</u>
D. Create objectionable odors affecting a substantial number of people? <u>The proposed project uses would not be anticipated to create objectionable odors.</u>	—	—	<u>X</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <u>Dust would be generated temporarily during construction and would be controlled using standard construction techniques.</u>	—	—	<u>X</u>
F. Alter air movement in the area of the project? <u>The proposed three-building project would not significantly alter the movement of air in the commercial/residential neighborhood.</u>	—	—	<u>X</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>The proposed three-building project is not expected to significantly alter ambient conditions.</u>	—	—	<u>X</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>No such resources occur on or adjacent to the site.</u>	—	—	<u>X</u>
B. A substantial change in the diversity of any species of animals or plants? <u>See IV-A.</u>	—	—	<u>X</u>
C. Introduction of invasive species of plants into the area? <u>Landscaping associated with the project would adhere to the City of San Diego Landscape Guidelines.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>See IV-A.</u>	—	—	<u>X</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>See IV-A.</u>	—	—	<u>X</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>See IV-A.</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program (MSCP) Subarea Plan or other approved local, regional or state habitat conservation plan? <u>The proposed project is not located within or adjacent to the MHPA.</u>	—	—	<u>X</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>The proposed commercial, mixed-use and multi-family development is anticipated to use typical levels of energy.</u>	—	—	<u>X</u>
B. Result in the use of excessive amounts of power? <u>See V-A.</u>	—	—	<u>X</u>
VI. GEOLOGIC CONDITIONS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>Utilization of generally accepted engineering techniques would prevent impacts from geologic hazards.</u>	—	—	<u>X</u>
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>Best Management Practices would be used to</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>prevent erosion.</u>			
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>Project site is located within geologic hazard category 52 which is considered to be of low risk. Standard construction practices would preclude hazards.</u>	—	—	<u>X</u>
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>The previously graded and developed project site is located in an area considered to have a low potential for archaeological resources.</u>	—	—	<u>X</u>
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>The proposed project would require the demolition of five residences built from 1914 to 1971. A Historical Survey and Report was required. See Initial Study discussion.</u>	—	—	<u>X</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>See VII-B.</u>	—	—	<u>X</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>No such uses occur on the project site.</u>	—	—	<u>X</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>No human remains are expected. The site is currently developed.</u>	—	—	<u>X</u>
VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:			
A. Create any known health hazard (excluding mental health)?	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The proposed uses include office, retail, residential, commercial, and recreational which are not expected to create a health hazard.</u>			
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? <u>The project does not propose to transport or utilize hazardous materials. Any medical waste product removal from the clinic would be handled according to state and federal standards.</u>	—	—	<u>X</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>See VIII-B.</u>	—	—	<u>X</u>
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <u>This project has been evaluated for consistency with existing emergency plans.</u>	—	—	<u>X</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <u>The project site is not located on such a list. However, a Phase I site assessment was prepared for this project. Mitigation required. See Initial Study Discussion.</u>	—	—	<u>X</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>See VIII-A.</u>	—	—	<u>X</u>
IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:			
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants.	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>Adherence to State Standards would preclude impacts.</u>			
B. An increase in impervious surfaces and associated increased runoff? <u>See IX-A.</u>	—	—	<u>X</u>
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>See IX-A.</u>	—	—	<u>X</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)? <u>See IX-A.</u>	—	—	<u>X</u>
E. A potentially significant adverse impact on ground water quality? <u>See IX-A.</u>	—	—	<u>X</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>See IX-A.</u>	—	—	<u>X</u>
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <u>The proposed project would not require an amendment to the community plan.</u>	—	—	<u>X</u>
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>See X-A.</u>	—	—	<u>X</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area?	—	—	<u>X</u>

		<u>Yes</u>	<u>Maybe</u>
	<u>No</u> <u>The project site is not within or adjacent to the MHPA. No conflict with adopted environmental plans is anticipated.</u>		
D.	Physically divide an established community? <u>The project site is located on an existing developed site.</u>	—	— <u>X</u>
E.	Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan? <u>The proposed project is not located within a CLUP.</u>	—	— <u>X</u>
XI.	NOISE – Would the proposal result in:		
A.	A significant increase in the existing ambient noise levels? <u>A temporary increase in noise within acceptable City thresholds would occur during standard construction hours.</u>	—	— <u>X</u>
B.	Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>The noise levels at the site would fall within the allowable levels.</u>	—	— <u>X</u>
C.	Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? <u>See XI-B.</u>	—	— <u>X</u>
XII.	PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>Project excavation would exceed 10,000 cubic yards in the Linda Vista Formation. Monitoring would be required during excavation.</u>	—	— <u>X</u>
XIII.	POPULATION AND HOUSING – Would the proposal:		
A.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>The proposed project would add additional housing consistent with the community plan.</u>	—	— <u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>Five single family residences would be demolished; however, 151 senior housing units would be constructed as part of the project.</u>	—	—	<u>X</u>
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>See XIII-A.</u>	—	—	<u>X</u>
XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
A. Fire protection? <u>The proposed project would be served by Fire Station Nos. 17 and 14. Please see Initial Study/Environmental Setting discussion.</u>	—	—	<u>X</u>
B. Police protection? <u>Police services would be provided by the Mid-City Command. Please see Initial Study/Environmental Setting discussion.</u>	—	—	<u>X</u>
C. Schools? <u>The proposed project would not house school age children.</u>	—	—	<u>X</u>
D. Parks or other recreational facilities? <u>See XIV-C.</u>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads? <u>See XIV-C.</u>	—	—	<u>X</u>
F. Other governmental services? <u>See XIV-C.</u>	—	—	<u>X</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <u>The proposed project includes the provision of a recreational area.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>See XVI-A.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>Existing utilities are adequate.</u>	—	—	<u>X</u>
B. Communications systems? <u>See XIV-A.</u>	—	—	<u>X</u>
C. Water? <u>See XIV-A.</u>	—	—	<u>X</u>
D. Sewer? <u>See XIV-A.</u>	—	—	<u>X</u>
E. Storm water drainage? <u>See XIV-A.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>Mitigation required. See Initial Study discussion.</u>	—	—	<u>X</u>
XVIII. WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? <u>Typical commercial, office-retail, and residential and park usage would occur.</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>Landscaping would comply with the City of San Diego's Landscape Design Manual.</u>	—	—	<u>X</u>
XIX. MANDATORY FINDINGS OF SIGNIFICANCE:			
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
important examples of the major periods of California history or prehistory? <u>Paleontological, traffic, parking and solid waste mitigation required to reduce impacts to below a level of significance.</u>	—	—	<u>X</u>
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? <u>The project would incrementally contribute to achieving long-term goals related to solid waste reduction, water quality, and traffic.</u>	—	—	<u>X</u>
C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) <u>Implementation of the project's traffic and solid waste mitigation and adherence to the City's Stormwater Standards would preclude a considerable contribution to cumulative impacts.</u>	—	—	<u>X</u>
D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? <u>The site may contain contaminated soil or groundwater. Mitigation conditions would reduce potential impacts to below a level of significance.</u>	—	—	<u>X</u>

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

☐ City of San Diego Progress Guide and General Plan.

☒ Community Plan.

☐ Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources – N/A

☐ City of San Diego Progress Guide and General Plan.

☐ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

☐ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

☐ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

☐ Site Specific Report: _____.

III. Air – N/A

☐ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

☐ Regional Air Quality Strategies (RAQS) - APCD.

☐ Site Specific Report: _____.

IV. Biology

☒ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

☒ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

☒ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

- Community Plan - Resource Element.
- California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- City of San Diego Land Development Code Biology Guidelines.
- Site Specific Report:
- V. Energy – N/A**
-
- VI. Geology/Soils**
- X City of San Diego Seismic Safety Study.
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- Site Specific Report:
- VII. Historical Resources**
- City of San Diego Historical Resources Guidelines.
- X City of San Diego Archaeology Library.
- Historical Resources Board List.
- Community Historical Survey:
- X Site Specific Report: *"Historic Documentation for 4073, 4077, 4087 and 4091 43rd Street; 4090 and 4094 Fairmount Avenue; and 4321 and 4329 Polk Avenue, Cith Heights" (July 14, 2004) prepared by the Office of Marie Burke Lia, Attorney at Law.*
- VIII. Human Health / Public Safety / Hazardous Materials**
- X San Diego County Hazardous Materials Environmental Assessment Listing, 2004.

- ☐ San Diego County Hazardous Materials Management Division
- ☐ FAA Determination
- ☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- ☐ Airport Comprehensive Land Use Plan.
- ☒ Site Specific Reports: "Letter Report of the Phase I Environmental Site Assessment for the Property Located at 4302 and 4332 University Avenue, San Diego California" (December 19, 2000) prepared by Environmental Business Solutions.
- IX. Hydrology/Water Quality**
 - ☐ Flood Insurance Rate Map (FIRM).
 - ☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
 - ☐ Clean Water Act Section 303(b) list, dated July 2002, http://www.swrcb.ca.gov/tmdl/303d_lists.html.
 - ☐ Site Specific Reports: "Preliminary Drainage Study for City Heights Square" (January 26, 2004), and "Water Quality Technical Report for Storm Water Runoff from City Heights Square (October 20, 2004) prepared by Stevens Cresto Engineering Inc.
- X. Land Use**
 - ☐ City of San Diego Progress Guide and General Plan.
 - ☒ Community Plan.
 - ☐ Airport Comprehensive Land Use Plan
 - ☒ City of San Diego Zoning Maps
 - ☐ FAA Determination
- XI. Noise – N/A**
 - ☐ Community Plan

- ☐ San Diego International Airport - Lindbergh Field CNEL Maps.
- ☐ Brown Field Airport Master Plan CNEL Maps.
- ☐ Montgomery Field CNEL Maps.
- ☐ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Site Specific Report:

XII. Paleontological Resources

- ☐ City of San Diego Paleontological Guidelines.
- ☒ Demere, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- ☒ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.
- ☐ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.
- ☐ Site Specific Report:_____.

XIII. Population / Housing

- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☐ Series 8 Population Forecasts, SANDAG.
- ☐ Other:_____.

XIV. Public Services

— City of San Diego Progress Guide and General Plan.

X Community Plan.

XV. Recreational Resources

— City of San Diego Progress Guide and General Plan.

X Community Plan.

— Department of Park and Recreation

— City of San Diego - San Diego Regional Bicycling Map

— Additional Resources:_____.

XVI. Transportation / Circulation

— City of San Diego Progress Guide and General Plan.

— Community Plan.

— San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

— San Diego Region Weekday Traffic Volumes, SANDAG.

— Site Specific Report: “Traffic Impact Analysis, City Heights Square” (March 21, 2005)
prepared by LInscott, Law & Greenspan engineers.

XVII. Utilities – N/A

— _____.

XVIII. Water Conservation – N/A

— Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.